

# **Crozet Community Advisory Council**

## **MEETING MINUTES**

**Date:** February 21, 2008

**Time:** 7:00-9:20PM

**Place:** Meadows Community Center, Crozet

**Prepared by:** Jo Ann Z. Perkins, Secretary

**CCAC Attendees:** Ed Adam, Tanya Brockett, Beverly Ergenbright, Mac Lafferty, Mike Marshall, Jo Ann Z. Perkins, Mary Rice, Jimmy Stork, Tim Tolson, Barbara Westbrook, David Wayland

**County Staff Attendees:** Rebecca Ragsdale (Senior Planner), Lee Catlin (Community Relations), Ann Mallek (W.H. Board of Supervisors), Tom Loach (W.H. Planning Commissioner), David Benish (Planning), Susan Stimart

**CCAC Absent:** Gloria Johnson, Veronica Warnock, Terry Tereskerz

**Guests:** William Schrader, Peter Loach, Mandy Burgage, Sarah Haurysko

**Call to Order:** Mike Marshall called the meeting to order and welcomed all in attendance. He reviewed the agenda.

**Minutes:** Minutes of the January meeting were approved.

### **Piedmont Housing Alliance Project Update:**

Peter Loach gave handouts on the Piedmont Housing Alliance (PHA) and shared a map of The Glen, an area of 9.2 acres between Blue Ridge Avenue and Orchard Acres on Jarman Gap Road. He introduced Amanda Burbage of the Charlottesville Community Design Center. (CCDC). They plan to form a steering committee to help in the design of this property for the needs of the community. A three-month process for this committee is projected. (March-May) Their plans are to have close to 30% affordable housing. Four concepts that they are planning: mixed income, walk ability, green building and affordability together, fun designing in the interactive process. Two members of the CCAC, Mac Lafferty and Beverly Ergenbright, volunteered to be a part of this steering committee.

**Crozet Downtown Zoning Update:** Rebecca Ragsdale reported that the Downtown Rezoning document will be on the BOS consent agenda on March 5<sup>th</sup>. March 17<sup>th</sup>, the document will be on their agenda with the recommendation from the Planning Commission, boundaries consideration, and update as to what had happened at the last Planning Commission. Several provisions she mentioned were: residential stand-alone will have to have a special use permit, attempt to remove obstacles for businesses to build in the area, and vet hospital. Structured parking will be by-right and stand alone parking will need a special use permit.

David Benish spoke on historic part of Crozet, being on the perimeter of the downtown rezoning. He wanted the CCAC to be aware that there might be a conflict when these structures, identified as historic and are residential now, change to commercial usage. Both boundaries on Rt. 240 have historic designations. It was requested that the county will help businesses to use these house as is.

**CCAC Review Discussion:** Lee Catlin gave an overview of the CCAC over the past two years and the projects we have made progress. She mentioned the survey results. Susan Stimart mentioned that Chapel Hill is impressed with our model. The BOS will need to decide how to continue the CCAC. There may be several members that do not want to continue their work in the CCAC. Suggestions were given to the county as to how to proceed with the continuation of CCAC. It was agreed that Mike Marshall attend the April 2 BOS meeting (hopefully 9:30 AM) and as many CCAC members attend to answer any questions the BOS might have.

**Infrastructure Projects Update:** Lee Catlin mentioned that the storm water project will meet Tuesday February 26 at CUMC.

**Development Review Update:** Rebecca gave us update on the following:

Project	Summary	PC Date	BOS Date
Crozet Downtown Zoning	Document		3/05 consent agenda 3/17 work session
Patterson Subdivision	Rezone 3.52 acres from R1-R6	1/22 recommended denial	3/19
Watkins Landscaping	Rezone 3 acres from R1 to HC	1/22 recommended approval	3/12
“new “Crozet Station Phase 1A	Additional residential over parking structure	Not yet scheduled	
Animal Wellness Center	Vet clinic for small animals	Not yet scheduled	
Crozet Station Phase 1	Request for site plan approval for 27,889 of new commercial space	Commission review not required	

**Additional Items:**

**Western Park Report:** Mac Lafferty reported that the planning committee for the Western Park had just met prior to the CCAC meeting. 36 acres in Old Trails will be the scope of this project. On March 2, about 3 PM, there will be a walking tour around the park. Construction will begin in 2010-2011. He hoped there would be a tie in with the storm water infrastructure project and the park as a connecting green way. There are 17 members on this committee.

**Assessments:** Tom Loach mentioned that the assessments for businesses in Crozet had increased significantly where residential and land assessments had not increased.

**Tax Relief Program:** Ann Mallek mentioned that there has been a change in the net worth to get tax relief. More people do not realize that they qualify for tax relief. It was mentioned that the county might use churches to get information out to county residents that qualify for tax relief.

**Solid Waste Study:** Ann Mallek mentioned that the study will be in the county executive office next week and then we should know something more about recycling. She mentioned what was happening in Earlysville.

**Town Meeting with Ann:** In March, she is planning to have several town meetings for White Hall residents to meet with her and discuss their issues.

Adjourned: 9:20 PM